

Blacksburg



2046

Comprehensive Plan

November 27, 2001
Resolution #11-C-01

Town Council

Roger E. Hedgepeth, Mayor
Ron Rordam, Vice Mayor
R. Michael Chandler
Alvah T. Leighton, Jr.
Joyce K. Lewis
Frances M. Parsons
Thomas M. Sherman

Planning Commission

Albin Butt, Chairman
J.B. Jones, Vice Chairman
Jeff Stewart, Secretary
G. William Claus
Lauren Coble
Paul Lancaster
Joyce K. Lewis
John Novak
J. Dale Oliver

Blacksburg Comprehensive Plan Acknowledgments

Thanks are due to the many citizens of Blacksburg, only some of whom are listed here, who contributed to the development of Blacksburg 2046, the town's 2001 comprehensive plan. It was the support and fine assistance of the thousands of project participants that made the plan what it is -- a reflection of the community's desires and hopes, with strategic steps to achieve that future.

Long Range Planning Committee

G. William Claus, Chair
Harry Neumann, Vice-Chair
Paul Lancaster
Joyce K. Lewis
John Novak
Ron Rordam

Historic/Design Review Board

John Bush, Chair
Janet Buss
Faith Capone
Jack Davis
J.B. Jones
Robert Miller
Kay Moody

Recreation Advisory Board

John J. Maher, Chair
Hugh S. Campbell
Dorothy Leininger
Philip Pappas
Frances M. Parsons
Paul Smeal
William Velander

Business Telecommunications Advisory Committee

Wendell Hensley, Chair
Ken Anderson
Lori Atwater
Bruce Bradbery
John Burton
Jennee Loflin
Thomas M. Sherman
Paul Smeal
Karen Stipes

Business Relations Advisory Committee

Lawrence Ball
Thomas J. Brown
R. Michael Chandler
Judy Fithian
David Gendron
Joyce K. Lewis
Steve Miller
Brenda O'Reilly
Jim Rakes

Transit Advisory Committee

Michael Cullen
Theresa Flinchum
Debbie Freed
Emily Moberg
Patricia Neumann
Lisa Piedle
Jack Ridinger
Margo Sebba
Kurt Stephenson
Michelle Stebner
Kimberly Ware

Greenway/Bikeway/Sidewalk Corridor Committee

Hugh Campbell, Chair
Lewis Barnett, Vice-Chair
Chris Betz
Randy Crockett
Bill Ellenbogen
Matthew N. Gart
Mike Matzuk
Thomas M. Sherman
Paul Smeal
Georgia Anne Snyder-Falkinham

Downtown Advisory Group

Kathryn Albright
Cliv Cranwell
Bill Deemer
Brad Denardo
Victor Dritselis
Bill Ellenbogen
Jeanette Hamlin
Larry Hincker
Alvah T. Leighton, Jr.
Joyce K. Lewis
Staci Martin
Kevin McWilliams
Steve Miller
Bob Pack
Arne Saari
Ray Smoot
Lindsay West
Nancyne Willoughby

Open Space Committee

George Allen, Chair
Ron Daniel
Richard Goff
Tom Loveday
Ron Rordam
J.B. Sutphin

Engineering Staff

Meredith Tremel, Town Engineer

Administrative Support

Jana Carden, Executive Assistant
Kasey Thompson, Administrative Assistant

Creative Consultants

Anderson & Associates
New City Media, Inc.

Town Administrative Staff

Gary A. Huff, Town Manager
Marc A. Verniel, Assistant Town Manager
Keith Bolte, Fire Chief
Donna Boone-Caldwell, Town Clerk
William H. Brown, Chief of Police
Heather Browning, Public Information Officer
Paul Cool, Recycling Coordinator
Dean Crane, Director of Parks & Recreation
Kathleen A. Dooley, Town Attorney
Susan Garrison, Parks & Landscape Superintendent
Steven B. Jones, Director of Technology
Susan H. Kaiser, Director of Financial Services
Kelly Mattingly, Director of Public Works
Wayne Meyers, Rescue Captain (2000)
Bonnie Preas, Purchasing Agent
Adele P. Schirmer, Director of Planning & Engineering
Carol Slaughter, Web Administrator
Jean Wood, Transit Representative

Planning Staff

Darren K. Coffey, Town Planner
Steve Hundley, Zoning Administrator
Christopher Lawrence, Development Administrator
Daniel E. McKinney, Senior Planner
Nathalie Neaves, Transportation Planner

Planning Interns

Kelly M. Atkinson
Megan E. Gedney
Katie M. Parker
R.F.E. Marchant Schneider
M. Jason Wenner
Andrew D. Williams

GIS Technicians

Katherine Smith, Coordinator
Amy Meadows
Daniel Porter
Joel Shrewsbury

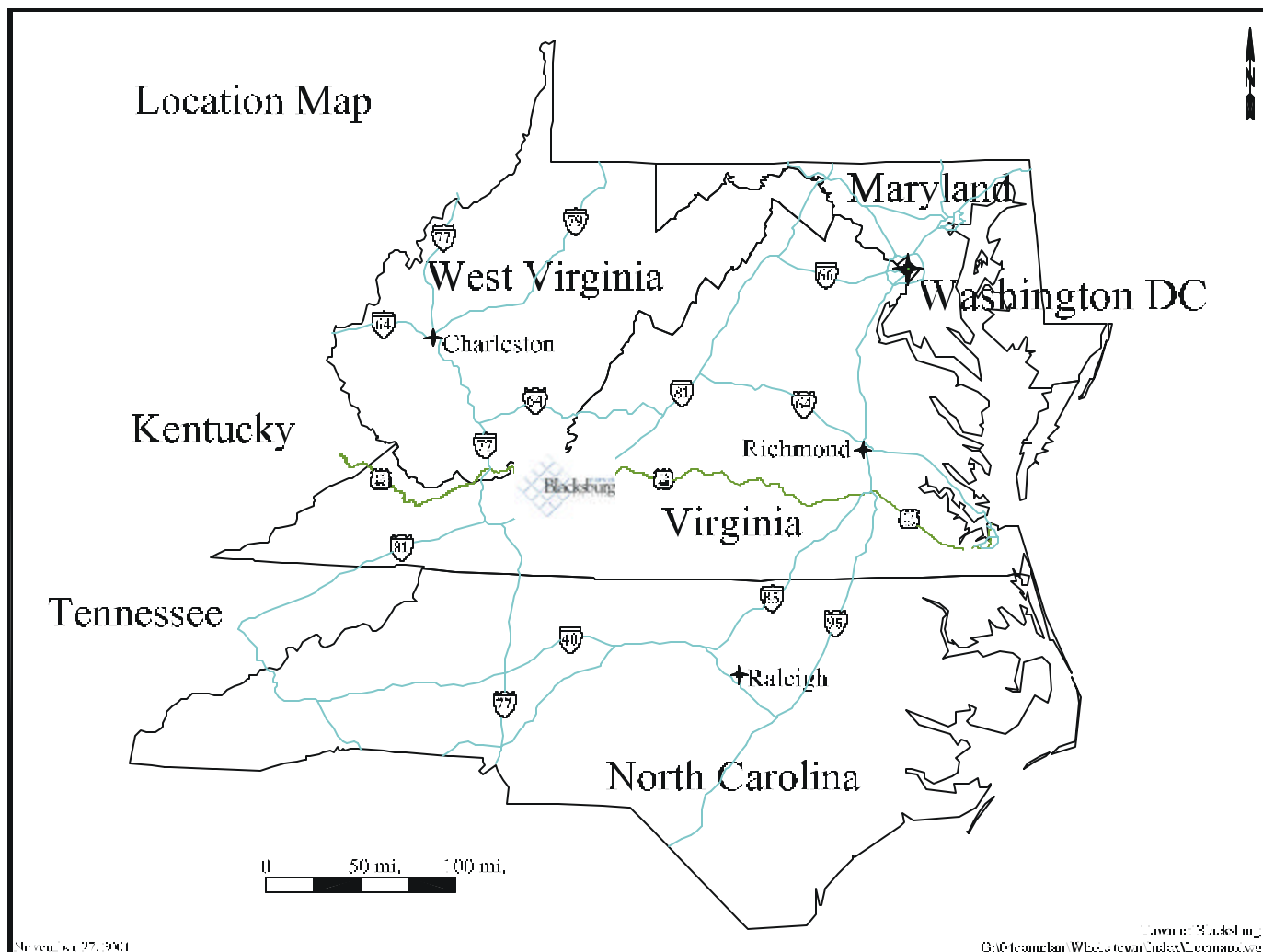
Blacksburg Middle and High School Students, Faculty and Staff

**The many members of the Blacksburg community who
participated in this process.**

Blacksburg 2046, the town's 2001 Comprehensive Plan, is available on CD-ROM and is on-line at www.blacksburg.gov. The comprehensive plan is amended annually and changes are posted on both the web and CD-ROM versions.

Amendment requests are received during the month of December.

For more information on Blacksburg's Comprehensive Plan, please call 540-961-1126.



TOWN OF BLACKSBURG 2001 COMPREHENSIVE PLAN

Table of Contents

INTRODUCTION

Foreword	1
Plan Process	5

PART I

The Town as a Whole

Community Values and Mission	11
Background Data and Planning Assumptions	17
Shaping the Future	28
Portrait of Blacksburg Tomorrow, 2046 A.D.	43
Plan Goals	48

TOWNWIDE TOPICS

Community Design	
Goal	50
Background	50
General Policies	72
Action Strategies	73

Natural Environment & Open Space	
Goal	75
Background	75
General Policies	97
Action Strategies	98

Parks & Recreation	
Goal	104
Background	104
General Policies	121
Action Strategies	121

Greenways	
Goal	125
Background	125
General Policies	130
Action Strategies	131
 Historic Preservation	
Goal	137
Background	137
General Policies	160
Action Strategies	161
 Economic Development	
Goal	163
Background	163
General Policies	194
Action Strategies	196
 Information Technology	
Goal	204
Background	204
Community Technology	204
Telecommunication Providers	214
Current Technologies	218
General Policies	227
Action Strategies	228
 Utility Services	
Goal	231
Background	231
Public Water System	231
Public Wastewater System	244
Solid Waste Management	257
Electrical Service	265
Natural Gas Service	272

Transportation	
Goal	276
Background	276
Interstate System	276
Town Road System	284
Alleys	298
Mass Transit	305
Sidewalks & Bicycle lanes	313
Parking	323
Air Transportation	330
 Public Safety	
Goal	336
Background	336
General Policies	354
Action Strategies	355
 Government Relations	
Goal	358
Background	358
General Policies	373
Action Strategies	374
 Community Facilities & Human Services	
Goal	377
Background	377
General Policies	395
Action Strategies	396
 Neighborhood Planning	
Goal	399
Background	399
Neighborhood Enhancement Program	399
Housing	408
General Policies	421
Action Strategies	421

PART II

Planning Sectors

SECTORS

TOWN SECTORS OVERVIEW

Public Input	426
Definition of Land Use Categories	427
Townwide Land Use Policies	429

Downtown

Existing Land Use	435
Unique Characteristics	435
Critical Issues	436
Neighborhoods	439
Vision	443
Special Considerations	445
Land Use Changes	447

South End

Existing Land Use	448
Unique Characteristics	448
Critical Issues	450
Neighborhoods	452
Vision	454
Special Considerations	455
Land Use Changes	456

Southwest

Existing Land Use	457
Unique Characteristics	458
Critical Issues	459
Neighborhoods	460
Vision	462
Special Considerations	463
Land Use Changes	465

Northwest

Existing Land Use	466
Unique Characteristics	467
Critical Issues	467
Neighborhoods	469
Vision	472
Special Considerations	472
Land Use Changes	474

North End	
Existing Land Use	475
Unique Characteristics	475
Critical Issues	476
Neighborhoods	479
Vision	485
Special Considerations	486
Land Use Changes	489
 Midtown North	
Existing Land Use	490
Unique Characteristics	490
Critical Issues	492
Neighborhoods	494
Vision	499
Special Considerations	499
Land Use Changes	501
 Midtown South	
Existing Land Use	502
Unique Characteristics	502
Critical Issues	504
Neighborhoods	507
Vision	513
Special Considerations	514
Land Use Changes	515
 University	
Existing Land Use	516
Unique Characteristics	516
Critical Issues	518
Vision	522
Land Use Changes	523
 Extraterritorial Areas	
Existing Land Use	524
Unique Characteristics	524
Critical Issues	526
Vision	529
Special Considerations	531
Land Use Changes	532

PART III
Implementation

PRIORITIES FOR IMPLEMENTATION	
Five Year Action Strategies	533

PART IV
Appendix

Appendix A: Demographic and Land Use Projections	559
Appendix B: Citizen Surveys	564
Appendix C: Community Indicators Study	570
Appendix D: Property Acquisition Priority List	578
Appendix E: Glossary	582